

**155 Yann Drive, Wollert, Vic 3750**

Rata & Co.

## Townhouse For Sale

Friday, 19 January 2024

155 Yann Drive, Wollert, Vic 3750

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



Mario Tucci  
0394657766

## **AUCTION Sat 17 Feb 10:15am**

This modern home has been beautifully presented and offers absolute lifestyle convenience. Set in a family friendly location as well as requiring little maintenance, this is an ideal purchase for families, first home buyers and astute investors. Upon entry you will be greeted into the formal living area before entering the large open plan living and dining area offering stone benchtops, s/s appliances, dishwasher and breakfast bar. From here, you can also access the gorgeous outdoors area comprising of a large undercover alfresco perfect for entertaining all year round, a well-manicured courtyard and access to the double lock up garage. Make your way upstairs to find the bedroom accommodation including a master suite with a private balcony featuring city views, WIR and ensuite, as well as the remaining two robed bedrooms which are serviced by a lovely family bathroom. Additional features include a study nook, powder room, European laundry and split system heating/cooling. Located just a short distance from Aurora shopping village, public transport, reputable primary and secondary schools and beautiful parklands. Don't miss out on this outstanding opportunity, get in touch today! PHOTO ID REQUIRED Due diligence checklist - [consumer.vic.gov.au/duediligencechecklist](http://consumer.vic.gov.au/duediligencechecklist) Privacy Policy and Privacy Collection Notice - [rataandco.com.au/privacy-policy](http://rataandco.com.au/privacy-policy) Material Facts - please refer to the contract of sale and vendor statement for any/all material facts. Land size sourced from [land.vic.gov.au](http://land.vic.gov.au). This document has been prepared to assist solely in the marketing of this property. While all care has been taken to ensure the information provided herein is correct, Harcourts Rata & Co takes no responsibility for any inaccuracies. Accordingly all interested parties should make their own enquiries to verify the information, including and not limited to land size.